

EsGil Corporation

In Partnership with Government for Building Safety

DATE **November 8, 2006**

JURISDICTION **Carlsbad**

PLAN CHECK NO **06-2009**

SET **III**

PROJECT ADDRESS **2055 Corte Del Nogal**

PROJECT NAME **T.I. for Palomar Airport Business Park**

- ☐ APPLICANT
- ☒ JURIS
- ☐ PLAN REVIEWER
- ☐ FILE

- ☒ The plans transmitted herewith have been corrected where necessary and substantially comply with the jurisdiction's building codes
- ☐ The plans transmitted herewith will substantially comply with the jurisdiction's building codes when minor deficiencies identified below are resolved and checked by building department staff
- ☐ The plans transmitted herewith have significant deficiencies identified on the enclosed check list and should be corrected and resubmitted for a complete recheck
- ☐ The check list transmitted herewith is for your information The plans are being held at Esgil Corporation until corrected plans are submitted for recheck
- ☐ The applicant's copy of the check list is enclosed for the jurisdiction to forward to the applicant contact person
- ☐ The applicant's copy of the check list has been sent to

☒ Esgil Corporation staff **did not** advise the applicant that the plan check has been completed

☐ Esgil Corporation staff **did** advise the applicant that the plan check has been completed

Person contacted

Telephone #

Date contacted

(by)

Fax #

Mail

Telephone

Fax

In Person

☐ REMARKS

By **Abe Doliente**

Enclosures

Esgil Corporation

☐ GA

☐ MB

☐ EJ

☐ PC

10/31/06

trnsmtl dot

EsGil Corporation

In Partnership with Government for Building Safety

DATE **October 13, 2006**

JURISDICTION **Carlsbad**

PLAN CHECK NO **06-2009**

SET **II**

PROJECT ADDRESS **2055 Corte Del Nogal**

PROJECT NAME **T.I. for Palomar Airport Business Park**

- ☐ APPLICANT
- ☒ JURIS
- ☐ PLAN REVIEWER
- ☐ FILE

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- ☒ The applicant's copy of the check list has been sent to
Leonardo Dale
3578 30th Street, San Diego, CA 92117
- ☐ Esgil Corporation staff **did not** advise the applicant that the plan check has been completed
- ☐ Esgil Corporation staff **did** advise the applicant that the plan check has been completed
Person contacted Leonardo Dale Telephone # 619/236-0595 X - 310
Date contacted 10/16/06 (by AB) Fax # 619-236-0557
Mail ☒ Telephone ☒ Fax ☒ In Person ☐
- ☐ REMARKS

By **Abe Doliente**

Enclosures

Esgil Corporation

☐ GA ☐ MB ☒ EJ ☐ PC

10/5/06

trnsmtl dot

Carlsbad 06-2009
October 13, 2006

RECHECK PLAN CORRECTION LIST

JURISDICTION Carlsbad	PLAN CHECK NO 06-2009
PROJECT ADDRESS 2055 Corte Del Nogal	SET II
DATE PLAN RECEIVED BY ESGIL CORPORATION 10/5/06	DATE RECHECK COMPLETED October 13, 2006
REVIEWED BY Abe Doliente	

FOREWORD (PLEASE READ):

This plan review is limited to the technical requirements contained in the Uniform Building Code, Uniform Plumbing Code, Uniform Mechanical Code, National Electrical Code and state laws regulating energy conservation, noise attenuation and disabled access. This plan review is based on regulations enforced by the Building Department. You may have other corrections based on laws and ordinances enforced by the Planning Department, Engineering Department or other departments.

The following items listed need clarification, modification or change. All items must be satisfied before the plans will be in conformance with the cited codes and regulations. Per Sec 106 4 3, 1997 Uniform Building Code, the approval of the plans does not permit the violation of any state, county or city law.

- A Please make all corrections on the original tracings and submit *new complete sets of* prints to THE JURISDICTION'S BUILDING DEPARTMENT
- B To facilitate rechecking, please identify, next to each item, the sheet of the plans upon which each correction on this sheet has been made and return this sheet with the revised plans**
- C The following items have not been resolved from the previous plan reviews. The original correction number has been given for your reference. In case you did not keep a copy of the prior correction list, we have enclosed those pages containing the outstanding corrections. Please contact me if you have any questions regarding these items.
- D Please indicate here if any changes have been made to the plans that are not a result of corrections from this list. If there are other changes, please briefly describe them and where they are located on the plans. Have changes been made not resulting from this list?

☐ Yes

☐ No

Carlsbad 06-2009

October 13, 2006

Please make all corrections on the original tracings, as requested in the correction list
Submit three sets of plans for commercial/industrial projects (two sets of plans for residential projects) For expeditious processing, corrected sets can be submitted in one of two ways

1 Deliver all corrected sets of plans and calculations/reports directly to the City of Carlsbad Building Department, 1635 Faraday Ave , Carlsbad, CA 92008, (760) 602-2700 The City will route the plans to EsGil Corporation and the Carlsbad Planning, Engineering and Fire Departments

2 Bring one corrected set of plans and calculations/reports to EsGil Corporation, 9320 Chesapeake Drive, Suite 208, San Diego, CA 92123, (858) 560-1468 Deliver all remaining sets of plans and calculations/reports directly to the City of Carlsbad Building Department for routing to their Planning, Engineering and Fire Departments

NOTE Plans that are submitted directly to EsGil Corporation only will not be reviewed by the City Planning, Engineering and Fire Departments until review by EsGil Corporation is complete

- 1 Plans and calculations shall be signed by the California state licensed engineer or architect where there are structural changes to existing buildings or structural additions Please include the California license number, seal, date of license expiration and date plans are signed Business and Professions Code ***This is a reminder to check final sets of plans for signatures.***
- 4 When two exits are required, dead end corridors are limited to 20 feet Section 1004 2 6 There is a dead end condition at the second floor
- 8 Exit doors should swing in the direction of exit travel when serving any hazardous area or when the area served has an occupant load of 50 or more Section 1003 3 1 5 ***Recheck the doors from the existing office. (door between grid line 1 & 2 and door between grid line 4 & 5.)***
- 9 Provide a letter from the soils engineer confirming that the foundation plan, grading plan and specifications have been reviewed and that it has been determined that the recommendations in the soil report are properly incorporated into the plans
- 12 Please see the following corrections for electrical, energy, plumbing and mechanical

The jurisdiction has contracted with Esgil Corporation located at 9320 Chesapeake Drive, Suite 208, San Diego, California 92123, telephone number of 858/560-1468, to perform the plan review for your project If you have any questions regarding these plan review items, please contact **Abe Doliente** at Esgil Corporation Thank you

✓ **Carlsbad 06-2009**

October 13, 2006

ELECTRICAL, ENERGY, PLUMBING, and MECHANICAL CORRECTIONS

PLAN REVIEWER: Eric Jensen

MECHANICAL (2000 UNIFORM MECHANICAL CODE)

The response to the following is "NA"? Why is that?

- 1 The existing fan coil location, first floor near the lobby/stairwell needs clarification It appears to be installed in the corridor wall rating, if not SFD dampers are missing, if so, the corridor rating is compromised?
- 2 The second floor corridor, again near the stairway has an unprotected register or wall opening Please review

Note: If you have any questions regarding this Electrical, Plumbing, Mechanical, and Energy plan review list please contact Eric Jensen at (858) 560-1468 To speed the review process, note on this list (or a copy) where the corrected items have been addressed on the plans

EsGil Corporation

In Partnership with Government for Building Safety

DATE **July 27, 2006**

JURISDICTION **Carlsbad**

PLAN CHECK NO **06-2009**

SET **I**

PROJECT ADDRESS **2055 Corte Del Nogal**

PROJECT NAME **T.I. for Palomar Airport Business Park**

☐ APPLICANT
☒ JURIS
☐ PLAN REVIEWER
☐ FILE

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Leonardo Dale
3578 30th Street, San Diego, CA 92117
- ☐ Esgil Corporation staff **did not** advise the applicant that the plan check has been completed
- ☐ Esgil Corporation staff **did** advise the applicant that the plan check has been completed
- Person contacted **Leonardo Dale** Telephone # **619/236-0595 X - 310**
Date contacted **7/27/06** (by **KB**) Fax # **619-236-0557**
Mail ☒ Telephone ☒ Fax ☒ In Person ☐
- ☐ REMARKS

By **Abe Doliente**

Enclosures

Esgil Corporation

☐ GA ☐ MB ☒ EJ ☐ PC

7/17/06

trnsmtl dot

Carlsbad 06-2009

July 27, 2006

**PLAN REVIEW CORRECTION LIST
TENANT IMPROVEMENTS**

PLAN CHECK NO	06-2009	JURISDICTION	Carlsbad
OCCUPANCY	B	USE	Offices
TYPE OF CONSTRUCTION	V-N	ACTUAL AREA	Office T I – 2,570 SF
ALLOWABLE FLOOR AREA	48,000 SF	STORIES	2
		HEIGHT	
SPRINKLERS?	Yes	OCCUPANT LOAD	26 (T I only)
REMARKS			
DATE PLANS RECEIVED BY JURISDICTION		DATE PLANS RECEIVED BY ESGIL CORPORATION	7/17/06
DATE INITIAL PLAN REVIEW COMPLETED	July 27, 2006	PLAN REVIEWER	Abe Doliente

FOREWORD (PLEASE READ):

This plan review is limited to the technical requirements contained in the Uniform Building Code, Uniform Plumbing Code, Uniform Mechanical Code, National Electrical Code and state laws regulating energy conservation, noise attenuation and access for the disabled. This plan review is based on regulations enforced by the Building Department. You may have other corrections based on laws and ordinances enforced by the Planning Department, Engineering Department, Fire Department or other departments. Clearance from those departments may be required prior to the issuance of a building permit.

Code sections cited are based on the 1997 UBC.

The following items listed need clarification, modification or change. All items must be satisfied before the plans will be in conformance with the cited codes and regulations. Per Sec 106 4 3, 1997 Uniform Building Code, the approval of the plans does not permit the violation of any state, county or city law.

To speed up the recheck process, please note on this list (or a copy) where each correction item has been addressed, i.e , plan sheet number, specification section, etc. Be sure to enclose the marked up list when you submit the revised plans.

Carlsbad 06-2009

July 27, 2006

Please make all corrections on the original tracings, as requested in the correction list. Submit three sets of plans for commercial/industrial projects (two sets of plans for residential projects). For expeditious processing, corrected sets can be submitted in one of two ways:

1. Deliver all corrected sets of plans and calculations/reports directly to the City of Carlsbad Building Department, 1635 Faraday Ave., Carlsbad, CA 92008, (760) 602-2700. The City will route the plans to EsGil Corporation and the Carlsbad Planning, Engineering and Fire Departments.

2. Bring one corrected set of plans and calculations/reports to EsGil Corporation, 9320 Chesapeake Drive, Suite 208, San Diego, CA 92123, (858) 560-1468.

Deliver all remaining sets of plans and calculations/reports directly to the City of Carlsbad Building Department for routing to their Planning, Engineering and Fire Departments.

NOTE: Plans that are submitted directly to EsGil Corporation only will not be reviewed by the City Planning, Engineering and Fire Departments until review by EsGil Corporation is complete.

1. Plans and calculations shall be signed by the California state licensed engineer or architect where there are structural changes to existing buildings or structural additions. Please include the California license number, seal, date of license expiration and date plans are signed. Business and Professions Code.
2. Indicate the use of all spaces adjacent to the area being remodeled or improved.
3. The tenant space and new and/or existing facilities serving the remodeled area must be accessible to and functional for the physically disabled. See the attached correction sheet Title 24.
4. Provide an exit analysis plan (may be 8 1/2" x 11" or any convenient size). Show in this analysis the occupant load of each area, the general exit flow patterns (by using arrows), accumulated occupant loads and required exit widths.
5. Exit signs are required whenever two exits are required. Show all required exit sign locations. Section 1003.2.8.2.
6. If exit signs are required, provide the following notes on the plans, per Section 1003.2.8.2:
 - a) Exit signs shall be located as necessary to clearly indicate the direction of egress travel. No point shall be more than 100 feet from the nearest visible sign.
 - b) Exit signs shall be readily visible from any direction of approach.
7. Show the locations of existing exits from the building and show the path of travel from the remodel area to the existing exits.

Carlsbad 06-2009

July 27, 2006

- 8 Exit doors should swing in the direction of exit travel when serving any hazardous area or when the area served has an occupant load of 50 or more
Section 1003 3 1 5

• **FOUNDATION**

- 9 Provide a letter from the soils engineer confirming that the foundation plan, grading plan and specifications have been reviewed and that it has been determined that the recommendations in the soil report are properly incorporated into the plans (when required by the soil report)
- 10 The soils engineer recommended that he/she review the foundation excavations Note on the foundation plan that "Prior to the contractor requesting a Building Department foundation inspection, the soils engineer shall advise the building official in writing that
- a) The building pad was prepared in accordance with the soils report,
 - b) The utility trenches have been properly backfilled and compacted, and
 - c) The foundation excavations comply with the intent of the soils report "
- 11 Provide lateral analysis of the addition

• **MISCELLANEOUS**

- 12 Please see the following corrections for electrical, energy, plumbing and mechanical
- 13 To speed up the review process, note on this list (or a copy) where each correction item has been addressed, i e , plan sheet, note or detail number, calculation page, etc
- 14 Please indicate here if any changes have been made to the plans that are not a result of corrections from this list If there are other changes, please briefly describe them and where they are located in the plans

Have changes been made to the plans not resulting from this correction list?

Please indicate

Yes ☐ No ☐

The jurisdiction has contracted with Esgil Corporation located at 9320 Chesapeake Drive, Suite 208, San Diego, California 92123, telephone number of 858/560-1468, to perform the plan review for your project If you have any questions regarding these plan review items, please contact **Abe Doliente** at Esgil Corporation Thank you

Carlsbad 06-2009

July 27, 2006

ELECTRICAL, ENERGY, PLUMBING, and MECHANICAL CORRECTIONS

PLAN REVIEWER: Eric Jensen

ELECTRICAL (2002 NATIONAL ELECTRICAL CODE)

- 1 The outside lighting circuiting must comply with the Oct 05 revisions See energy below for required revisions

PLUMBING (2000 UNIFORM PLUMBING CODE)

- No plumbing submitted or required

MECHANICAL (2000 UNIFORM MECHANICAL CODE)

- 2 The existing fan coil location, first floor near the lobby/stairwell needs clarification It appears to be installed in the corridor wall rating, if not SFD dampers are missing, if so, the corridor rating is compromised?
- 3 The second floor corridor, again near the stairway has an unprotected register or wall opening Please review

ENERGY CONSERVATION

- 4 Provide plans, calculations and worksheets to show compliance with current energy standards The energy packet itself is missing from this plan check
- 5 Include all "Parts" of energy forms ENV-1-C, MECH-1-C, and LTG-1-C, OLTG-1-C onto the plans
- 6 T-bar ceilings Insulation may not be installed on the top of t-bar ceilings for energy compliance *Exception* Conditioned space not exceeding 2,000 square feet with an average height of the space between the ceiling and the roof greater than 12' may use the t-bar insulation for energy compliance (118(e))
- 7 Specify the following mandatory measures and provide the electrical design for the exterior lighting
 - All outdoor luminaires with lamps rated over 100 watts must have a lamp efficacy of at least 60 lumens/watt or be controlled by a motion sensor (mercury vapor & large incandescent do not comply)
 - Cut-off shielding for outdoor luminaires rated greater than 175 watts
 - The method of providing automatic shut-off controls (and)
 - *The method of providing multilevel switching*
- 8 Include complete exterior site lighting calculations to show compliance with the maximum illumination levels for *general site illumination* and for *specific lighting application* locations It's not very clear what pole lights are "new" and which are "existing"

Carlsbad 06-2009

July 27, 2006

Note: If you have any questions regarding this Electrical, Plumbing, Mechanical, and Energy plan review list please contact Eric Jensen at (858) 560-1468. To speed the review process, note on this list (or a copy) where the corrected items have been addressed on the plans.

DISABLED ACCESS REVIEW LIST
DEPARTMENT OF STATE ARCHITECT
TITLE 24

The following disabled access items are taken from the 2001 edition of California Building Code, Title 24. Per Section 101.17.11, all publicly and privately funded public accommodations and commercial facilities shall be accessible to persons with disabilities.

NOTE: All Figures and Tables referenced in this checklist are printed in the California Building Code, Title 24.

• **REMODELS, ADDITIONS AND REPAIRS**

1. When alterations, structural repairs or modifications or additions are made to an existing building, that building, or portion of the building affected, is required to comply with all of the requirements for new buildings, per Section 1134B.2. These requirements apply as follows:
 - a) The area of specific alteration, repair or addition must comply as "new" construction.
 - b) A primary entrance to the building **and the primary path of travel to the altered area**, must be shown to comply with all accessibility features.
 - c) Existing sanitary facilities that serve the remodeled area must be shown to comply with all accessibility features.
 - d) Existing drinking fountains (if any) must be shown to comply with all accessibility features.
 - e) Existing public telephones (if any) must be shown to comply with all accessibility features.

Carlsbad 06-2009

July 27, 2006

VALUATION AND PLAN CHECK FEE

JURISDICTION **Carlsbad**

PLAN CHECK NO **06-2009**

PREPARED BY **Abe Doliente**

DATE **July 27, 2006**

BUILDING ADDRESS **2055 Corte Del Nogal**

BUILDING OCCUPANCY **B**

TYPE OF CONSTRUCTION **V-N**

BUILDING PORTION	AREA (Sq Ft)	Valuation Multiplier	Reg Mod	VALUE (\$)	
Office, T I	2570	34 37			88,331
Air Conditioning					
Fire Sprinklers					
TOTAL VALUE					88,331

Jurisdiction Code

cb

By Ordinance

Bldg Permit Fee by Ordinance ▼

\$495 21

Plan Check Fee by Ordinance ▼

\$321 89

Type of Review



Complete Review



Structural Only

☐ Repetitive Fee
▼ **Repeats**

☐ Other

☐ Hourly

Hour *

Esgil Plan Review Fee

\$277 32

Comments

PLANNING DEPARTMENT
BUILDING PLAN CHECK REVIEW CHECKLIST

Plan Check No CB 06 2009 Address 2055 Corte del Nogal
Planner Greg Fisher Phone (760) 602- 4629
APN 213-061-08
Type of Project & Use Office Net Project Density DU/AC
Zoning PM General Plan PT Facilities Management Zone
CFD (in/out) # Date of participation Remaining net dev acres

Circle One (For non-residential development Type of land used created by this permit)

Legend ☒ Item Complete ☐ Item Incomplete - Needs your action

Environmental Review Required. YES NO X TYPE Exempt

DATE OF COMPLETION

Compliance with conditions of approval? If not, state conditions which require action
Conditions of Approval

Discretionary Action Required YES X NO TYPE PIP

APPROVAL/RESO NO. DATE

PROJECT NO PIP 08-09A

OTHER RELATED CASES

Compliance with conditions or approval? If not, state conditions which require action
Conditions of Approval

Coastal Zone Assessment/Compliance

Project site located in Coastal Zone? YES NO X

CA Coastal Commission Authority? YES NO

If California Coastal Commission Authority Contact them at - 7575 Metropolitan Drive, Suite 103, San Diego CA 92108-4402, (619) 767-2370

Determine status (Coastal Permit Required or Exempt)

Habitat Management Plan

Data Entry Completed? YES NO X

If property has Habitat Type identified in Table 11 of HMP, complete HMP Permit application and assess fees in Permits Plus

(A/P/Ds, Activity Maintenance, enter CB#, toolbar, Screens, HMP Fees, Enter Acres of Habitat Type impacted/taken, UPDATE!)

Inclusionary Housing Fee required YES NO X

(Effective date of Inclusionary Housing Ordinance - May 21, 1993)

Data Entry Completed? YES NO

(A/P/Ds, Activity Maintenance, enter CB#, toolbar, Screens, Housing Fees, Construct Housing Y/N, Enter Fee, UPDATE!)

PLANNING/ENGINEERING APPROVALS

PERMIT NUMBER **CB** 06-2009 DATE 8/9/06

ADDRESS 2055 Corte del Nogal

RESIDENTIAL

DB & M
TENANT IMPROVEMENT

RESIDENTIAL ADDITION MINOR
(<\$10,000.00)

PLAZA CAMINO REAL

CARLSBAD COMPANY STORES

VILLAGE FAIRE

COMPLETE OFFICE BUILDING

OTHER _____

PLANNER _____

DATE _____

ENGINEER K. Farn

DATE 8/9/06



Carlsbad Fire Department

BUILDING DEPT.
COPY

Plan Review *Requirements Category* TI, INDUST

Date of Report 08-02-2006

Reviewed by

A handwritten signature in black ink, appearing to read "G. Ryan", written over a horizontal line.

Name
Address

Permit # CB062009

Job Name SPEC BUILDING
Job Address 2055 CORTE DEL NOGAL CBAD

INCOMPLETE The item you have submitted for review is incomplete At this time, this office cannot adequately conduct a review to determine compliance with the applicable codes and/or standards Please review carefully all comments attached Please resubmit the necessary plans and/or specifications, with changes "clouded", to this office for review and approval

Conditions:

Cond CON0001570
[MET]

**** APPROVED THIS PROJECT HAS BEEN REVIEWED
AND APPROVED FOR THE PURPOSES OF ISSUANCE
OF BUILDING PERMIT
THIS APPROVAL IS SUBJECT TO FIELD INSPECTION
AND REQUIRED TEST, NOTATIONS HEREON,
CONDITIONS IN CORRESPONDENCE
AND CONFORMANCE WITH ALL APPLICABLE REGULATIONS
THIS APPROVAL SHALL NOT BE HELD TO PERMIT
OR APPROVE THE VIOLATION OF ANY LAW**

Entry 08/02/2006 By GR Action AP